

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROCLAIMER OF MINOR MODIFICATION OF THE  
CHARLESTOWN URBAN RENEWAL PLAN  
PARCELS R-56A, R-60, R-61 and P-6

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, was adopted on March 25, 1965, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of the said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

WHEREAS, the "Proposed Zoning Map" of said Urban Renewal Plan designates the area containing Parcels R-60, R-61, R-56A and P-6 as H-1;

WHEREAS, Section 602 of said Urban Renewal Plan designates Parcels R-56A, R-60, and R-61 for residential use;

WHEREAS, Section 602 of said Urban Renewal Plan designates Parcel P-6 for public use.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Proposed Zoning Map" of the Charlestown Urban Renewal Plan is hereby modified to change the proposed zoning from H-1 to L-1-U for the area encompassed by the attached map.
2. That the permitted use for Parcels R-56A, R-60 and R-61 as designated in Section 602 of the Charlestown Urban Renewal Plan be amended by inserting the words "commercial and residential" in place of the word "residential".
3. That the permitted use for Parcel P-6 as designated in Section 602 of the Charlestown Urban Renewal Plan be amended by inserting the words "commercial and residential" in place of the word "public".
4. That the proposed modification is found to be minor and does not substantially or materially alter or change the Plan.
5. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.
7. That the Boston Redevelopment Authority hereby approves the sub-district change and directs the Director to transmit the same to the Zoning Commission of the City of Boston for its consideration, and the Director be and hereby is authorized and directed in the name and behalf of the Authority to petition the Zoning Commission to establish that the area encompassed and shown on the attached map is established as a L-I-U District.

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are located is a continuation of L-1 and B-2. In order to best reflect the proposed development of this area it is recommended that the proposed Zoning Map be amended to designate this area as an extension of the L-1-U district. As the proposed rehabilitation in this area cannot be justified without an increased number of residential units, this U (Urban Renewal Subdistrict) districting is necessary to free the redevelopers from certain dimensional requirements.

It is therefore recommended that the Authority adopt the attached Resolution proclaiming the minor modification of this area and petitioning the Zoning Commission to effectuate the change.

Attachment

PROPOSED ZONING MAP  
CHARLESTOWN URBAN  
RENEWAL AREA R-55  
PROPOSED EXTENSION OF  
L-1 ZONE TO L-1-U ZONE

AREA INVOLVED  
SCALE 200' = 1"



## MEMORANDUM

APRIL 5, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55  
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN  
PARCELS R-60, R-61, R-56A and P-6

On August 17, 1972, Mrs. Mary Chin was tentatively designated as developer of Parcel R-60 in the Charlestown Urban Renewal Area. This parcel consists of three buildings all in need of extensive rehabilitation. The parcel is located at 36-56 Main Street and contains approximately 10,447 square feet.

Mrs. Chin's proposal is to rehabilitate these buildings into 19 residential units and 3 commercial spaces. More than half of the residential units will be occupied by the Chin family. In order that Mrs. Chin justify economically the extensive rehabilitation of these buildings, the mixed use is necessary.

There are also several other contiguous parcels in this area of Main Street, R-61, R-56A and P-6, in which there has been expressed development interest. Parcel P-6 is located at 58-92 Main Street and contains approximately 37,000 square feet. Parcel R-56A is located at 96-106 Main and 3-15 Devens Street and contains approximately 19,000 square feet and Parcel R-61 is located at 18-34 Main Street and contains approximately 8,000 square feet. It appears that these sites will also be best used for mixed residential and commercial development.

In the opinion of the General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the plan. These modifications thus may be proclaimed pursuant to Section 1201 of the Urban Renewal Plan.

Under the Charlestown Urban Renewal Plan, R-56A, R-60 and R-61 were designated for residential development. It is now felt that the rehabilitation of these parcels is feasible only by mixed residential and commercial use. Under the plan P-6 was designated for public use as the site of the proposed new Harvard School. The Public Facilities department has determined that there is no further need for this school and is no longer interested in this parcel. Thus, the urban renewal plan should be amended to permit mixed residential and commercial development in these sites which would be more appropriate in keeping with the needs of the Charlestown community.

In order to facilitate the proper development of these Main Street parcels, it will also be necessary to amend the Proposed Zoning map which is an integral part of the Charlestown Urban Renewal Plan. The plan shows Parcels R-56A, R-60, R-61 and P-6 in a proposed H-1 district. The H-1 designation would not permit the mixed light commercial use which is needed to make economically feasible the rehabilitation and development of these parcels. The present zoning district in which these parcels

